

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
August 5, 2015**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Dan Buck took roll call as follows:

Jerry Uebelhor, Chairman	-Present	Randy Mehringer	-Present
Josh Gunselman, Vice Chairman	-Present	Darla Blazey Director of Community Development/Planning	-Present
Dan Buck, Secretary	-Present	Renee Kabrick, City Attorney	-Present
Bob Cook	-Present		

PLEDGE OF ALLEGIANCE

Chairman Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the July 1, 2015 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Bob Cook seconded it. Motion carried 5-0.

STATEMENT

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of Glen Hopf for a variance from Section 16.02.120 (Lot & Yard Requirements) to build a residential addition (pool closure) within 3 feet of the side yard and within 3 feet of the rear yard and a variance to allow construction of an accessory building (detached garage) closer than 10 feet from the principal building

Vice Chairman Josh Gunselman recused himself due to a conflict of interest.

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Glen and Becky Hopf, 3210 Leslie Drive, requesting a variance to build a residential addition within four feet of the side yard (north side) and four feet of the rear yard (east side). The Hopfs, who were also present, plan to extend the house onto the back and construct an indoor pool. A request is also being sought to construct a detached garage closer than 10 feet from the residence.

The public hearing was tabled at the July meeting since the Hopfs were not present to answer some questions regarding the measurement of the overhangs on the addition and accessory building.

Discussion followed. With no remonstrators present, Bob Cook made a motion to close the public hearing. Secretary Buck seconded it. Motion carried 4-0.

Bob Cook made a motion to grant a variance to build a residential addition within three feet of the side yard property line and within three feet of the rear yard property line. Randy Mehringer seconded it. Motion carried 4-0.

Bob Cook made a motion to grant a variance to allow an accessory building closer than 10 feet to the primary structure. Randy Mehringer seconded it. Motion carried 4-0.

Petition of Paul & Karen Dowler (as owners), Kerstiens Homes & Designs, Inc. (as petitioners) for a variance from Section 16.02.120(3)A(h) (Lot & Yard Requirements) on location of an accessory building nearer than 20 feet to a principal building on an adjoining lot

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Kerstiens Homes & Designs, Inc., to request a variance to allow an accessory building closer than 20 feet of a home on the adjoining lot located on the northwest corner of Ashwood and Sunshine Drives. Al Mehringer, also representing Kerstiens Homes, told the board that a building permit was obtained for the residence and accessory building at 193 S. Sunshine Drive; however, he was not aware of the 20-foot regulation. Currently, the accessory building sets 14.6 feet from the neighbor's dwelling. The home and accessory building have already been utilized by the new owners, Paul and Karen Dowler.

Discussion followed. Some board members stated that in most cases the petitioner would be instructed to remove the building, but since neighbors have been notified and are not objecting at tonight's public meeting, it was agreed upon to let the building remain where it was constructed.

With no remonstrators present, Bob Cook made a motion to close the public hearing. Secretary Buck seconded it. Motion carried 5-0.

Randy Mehringer made a motion to grant a variance to allow an accessory building closer than 20 feet to a principal building on an adjoining lot. Bob Cook seconded it. The motion carried 5-0.

Petition of Catholic Diocese Bishop Charles C. Thompson for a variance from Section 16.035.050 (Residential Zoning Sign Standards) (5) (Free-Standing Individual Business Signs) (c) (Monument Signs)

Fr. John Boeglin, representing Holy Family Catholic Church, appeared before the board to request a variance to install an electronic message board to the existing monument sign and also add two feet to the top of the sign naming Holy Family Catholic Church and Holy Trinity

School. The digital part of the sign measures 56 inches in height and 91 inches in length with the header being 30 inches in height and 91 inches wide.

Discussion followed. Fr. Boeglin explained that, for the same reason as St. Joseph and Precious Blood Catholic Churches requested an electronic sign, it is the best way to 'get the word out' to the community regarding meetings, school and church functions, etc.

There were no remonstrators present. Bob Cook made a motion to close the public hearing. Randy Mehringer seconded it. Motion carried 5-0.

Bob Cook made a motion to grant a variance to allow the sign as presented at 950 E. Church Avenue. Randy Mehringer seconded it. Motion carried 5-0.

Petition of Lance Woody for a special exception to allow a Home Occupation (car detailing service)

Lance Woody was present to request a special exception to operate a car detailing business at his residence located at 1883 E. Greener Road. Plans are to construct a detached two-car garage measuring 32ft. x 42ft. on an existing concrete slab. He intends to extend the slab 10 feet. After explaining that the garage would be constructed only three feet from the house, Director of Community Development and Planning, Darla Blazey informed Mr. Woody that he would need to obtain an additional variance from the board to allow an accessory building to be closer than 10 feet to a primary structure.

Mr. Woody explained that he wants to place the building on the concrete slab in order to save some cost on the project. He also explained that if he placed the building on another potential spot, he would lose several trees on the property. City Attorney Kabrick advised the board to table the public hearing until Mr. Woody can meet with Ms. Blazey on what other variances he will need to submit.

With no more discussion, Bob Cook made a motion to table the public hearing. Randy Mehringer seconded it. Motion carried 5-0.

Petition of Joseph and Kristin Elhoujairy for a special exception to allow an administrative professional office in an R-3 (Residential) zone

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Joseph and Kristin Elhoujairy for a special exception to allow a professional office at 901 Dorbett Street. The Elhoujairys purchased the property, which is completely separate from the hospital's surrounding properties. There would be six employees and there are currently seven parking spaces. The house would be remodeled and designed for office space. There would be no patients coming to the site, only employees.

Bernie Messmer, neighbor adjacent to the property, told the board he wants to make sure a driveway is not built between the two homes. Mr. Eckerle assured Mr. Messmer that there would be no driveway built.

Following some discussion, Bob Cook made a motion to close the public hearing. Vice Chairman Gunselman seconded it. Motion carried 5-0.

Bob Cook made a motion to grant a special exception to allow a professional office in an R-3 (Residential) zone at 901 Dorbett Street. Secretary Buck seconded it. Motion carried 5-0.

Update on Unified Development Code

Community Development & Planning Director Darla Blazey shared with the board that a final draft of the UDO has been sent to the steering committee, Plan Commission, Board of Zoning Appeals and Council members. Ms. Blazey reminded everyone that there are also copies of the draft in the Planning Department for anyone to sign out, mark up any changes and/or make notes of any concerns.

ADJOURNMENT

With no further discussion, Bob Cook made a motion to adjourn the meeting. It was seconded by Vice Chairman Gunselman. Motion carried 5-0, and the meeting was adjourned at 7:31 p.m.

Jerry Uebelhor, Chairman

Dan Buck, Secretary

Recording Secretary, Kathy Pfister